## Lincoln, CA (Placer)

## Purchase Rental Property with 50% down

1st Trust Deed Investment

CapitalBenefit
the greener money™

## Executive Summary

| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Non-Owner** |
| Loan Amount | **$180,000** |
| Appraised Value | **$375,000** |
| Loan-to-Value | **50%** * |
| Protective Equity | **$180,000** * |
| Investor Yield | **10.00%** |
| Term | **2 Years** (40 due in 2) |

* based on Purchase Price of $360,000

**Fund directly into insuring Title Company**
**Your vesting on Note and Deed of Trust**

**Comments:** *Appraisal dated March 21, 2013*

Our borrower is buying this home as an investment property through a standard sale transaction for $15,000 less than the appraised value.

Similar homes rent for about $1,600/month (zillow.com)

Per Appraiser: This property offers 1,515 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 5,959 sq. ft. lot.

**Options:** *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

| | | |
|---|---|---|
| $50,000 | partial interest – scheduled monthly income | $425 |
| $100,000 | partial interest – scheduled monthly income | $849 |
| $180,000 | whole note – scheduled monthly income | $1,528 |

**Loan Servicing:** Capital Benefit offers comprehensive loan servicing

**Summary Information only** – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

**For additional Trust Deed Investments, visit capitalbenefit.com**

Available to California investors or all qualified investors.

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